

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

COPY

Lancaster Bee - fax # 633-8601
Buffalo News - fax # 856-5150

DIANE M. TERRANOVA, TOWN CLERK
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086
683-9028

pmf

PRESS RELEASE - Correction

February 4, 2022

Lancaster Town Clerk Diane M. Terranova announced today that the Drainage Committee will meet Monday, February 7, 2022 at 6:00 pm and will continue to meet at 6:00 pm before the first Town Board meeting of each month. The meetings will be held in the Town Board Chambers, Lancaster Town Hall, 21 Central Avenue, Lancaster, New York.

Post on Bulletin board

COPY

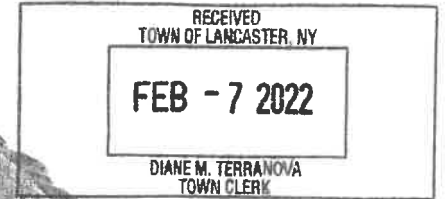
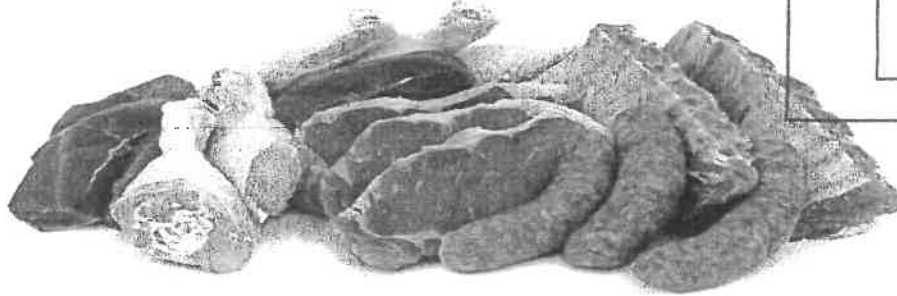
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Meat Raffle



Saturday March 5, 2022

Lt Col Matt Urban VFW Post 7275

3741 Walden Ave Lancaster, NY 14086

Doors Open @ 6 pm 1st Spin 6:30

Tickets \$6 at the door

Pre-sale tickets \$5 or

Reserved Table of 8 for \$32 (*pre-sale only*)

For information/tickets call 716 681-8387 or stop by VFW Post 7275 Bar

Ticket includes Pop * Draft Beer * 1 Slice of Pizza

Additional slices available for \$2



Thank you for supporting Lt Col Matt Urban Vfw Post 7275

February 7, 2022

Neil Connelly
2255 Como Park Blvd.
Lancaster, NY 14086

Dear Neil:

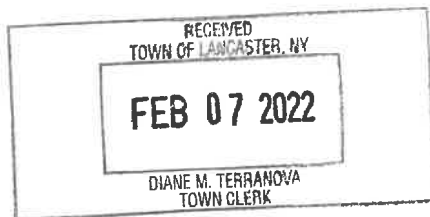
I regret to inform you that I am resigning as Planning Board secretary effective immediately. I have increased family obligations that need my attention due to my father's declining health.

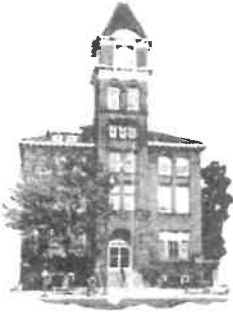
Sincerely

Beth Cook

Beth Cook

Cc: Diane Terranova





Town of Lancaster

Office of The Town Attorney

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

Town Attorney

Leza E. Braun
Legal Assistant
lbraun@lancasterny.gov

February 3, 2022

Honorable Town & Planning Board Members
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Valvoline Oil Change
4839 Transit Road
Town of Lancaster, County of Erie

Honorable Town Board and Planning Board Members:

Enclosed please find a SEQR response dated February 3, 2022, from the New York State Department of Transportation on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

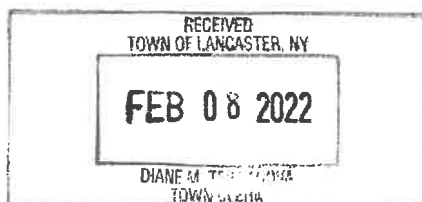
Very truly yours,

Leza Braun

Legal Assistant to the Town Attorney

Enc.

CC (w/enc): PB Liaison
Town Clerk
Building Inspector
Town Engineer



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7165 | F: (716) 851-7168
www.dec.ny.gov

SENT VIA EMAIL

February 3, 2022

Thomas E. Fowler, Jr.
Office of the Town Attorney
21 Central Avenue
Lancaster, New York 14086

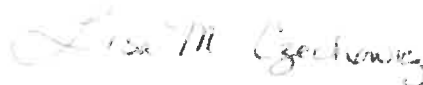
Dear Thomas Fowler:

SEQR Lead Agency Coordination
Valvoline Instant Oil Change #2052
4839 Transit Road
Town of Lancaster, Erie County

This is to acknowledge receipt of your January 24, 2022 notice which requested State Environmental Quality Review Act (SEQR) Lead Agency Status for the above-noted project. The Department concurs that the Town of Lancaster should act as SEQR Lead Agency. Based on a review of the project site, no significant environmental concerns were identified. The Department is not an involved agency and does not have any specific comments on the proposed project.

Thank you for the opportunity to review this project. If you have any other questions, please feel free to contact Lisa Connors of my staff or me at 716/851-7165.

Sincerely,



Lisa M. Czechowicz
Deputy Regional Permit Administrator

LDC:cmn



Department of
Environmental
Conservation



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Town of Lancaster

Office of The Town Attorney

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

Town Attorney

Leza E. Braun
Legal Assistant
lbraun@lancasterny.gov

February 7, 2022

Honorable Town & Planning Board Members
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Preliminary Plat Cross Creek Phase 9 #5055
6 SFH; 538 Pavement Rd
Town of Lancaster, County of Erie

Honorable Town Board and Planning Board Members:

Enclosed please find a SEQR response dated February 3, 2022, from the Erie County Water Authority on the above-referenced project for your review.

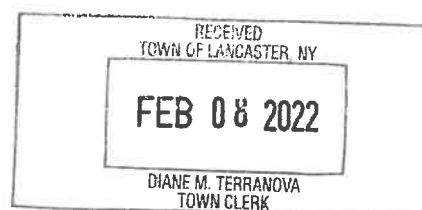
Should you have any questions or concerns, please call me.

Very truly yours,

Leza Braun
Legal Assistant to Town Attorney

Enc.

CC (w/enc): PB Liaison
Town Clerk
Building Inspector
Town Engineer





Erie County Water Authority

295 Main Street • Room 350 • Buffalo, NY 14203-2494
716-849-8484 • Fax 716-849-8463

Legal Department

February 3, 2022

Thomas E. Fowler, Jr.
Town Attorney
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086



RE: Cross Creek Phase 9 #5055
538 Pavement Road
Town of Lancaster
ECWA Project # 199300491

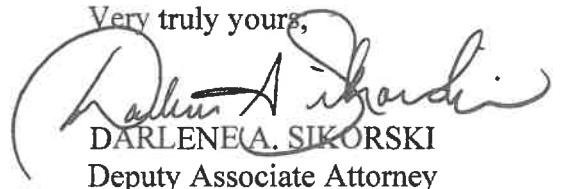
Dear Mr. Fowler Jr.:

The Erie County Water Authority (the "Authority") has received the Short Environmental Assessment Form ("EAF") and letter dated January 19, 2022, requesting "Lead Agency Status" relating to the above-captioned project. The Authority's Engineering and Legal Department have reviewed these documents and agree that the Town of Lancaster (the "Town") is an appropriate agency to be designated as lead agency pursuant to the State Environmental Quality Review Act ("SEQRA").

According to page 1, section 1 of the EAF, the project "... impacts cross the thresholds for a Type 1 action contained in 6 NYCRR Part 617.4." In light of same, the Authority requests if the Town redetermines the project to be a Type 1 Action, to please forward a completed Full Environmental Assessment form. Second, according to page 2, section 10 of the EAF, the proposed action shall connect to an existing public/private water supply. Considering same, the Authority will need to review and approve detailed plans and specifications to determine and mitigate conflicts with Authority facilities prior to bidding/construction relating to the delivery of water to this six-lot residential project. Third, the Authority requests submission of anticipated water usage per day, when available.

If you have any further questions, please do not hesitate to contact us.

Very truly yours,


DARLENE A. SIKORSKI
Deputy Associate Attorney

cc: Russell J. Stoll, Chief Operating Officer
Leonard F. Kowalski, Executive Engineer
Michael J. Quinn, Sr. Distribution Engineer
Steven W. Denzler, Distribution Engineer



Town of Lancaster

Office of The Town Attorney

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

Town Attorney

Leza E. Braun
Legal Assistant
lbraun@lancasterny.gov

February 7, 2022

Honorable Town & Planning Board Members
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Valvoline Oil Change #2052
4839 Transit Road
Town of Lancaster, County of Erie

Honorable Town Board and Planning Board Members:

Enclosed please find a SEQR response dated February 3, 2022, from the Erie County Water Authority on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

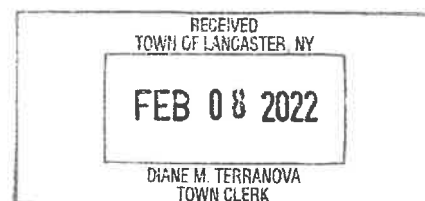
Very truly yours,

Leza Braun

Legal Assistant to Town Attorney

Enc.

CC (w/enc): PB Liaison
Town Clerk
Building Inspector
Town Engineer





Erie County Water Authority

295 Main Street • Room 350 • Buffalo, NY 14203-2494
716-849-8484 • Fax 716-849-8463

Legal Department

February 3, 2022

Thomas E. Fowler, Jr.
Town Attorney
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086



RE: Valvoline Instant Oil Change #2052
4839 Transit Road
Town of Lancaster
ECWA Project # 199300491

Dear Mr. Fowler Jr.:

The Erie County Water Authority (the "Authority") has received the Short Environmental Assessment Form ("EAF") and letter requesting "Lead Agency Status" relating to the above-captioned project. The Authority's Engineering and Legal Department have reviewed these documents and agree that the Town of Lancaster (the "Town") is an appropriate agency to be designated as lead agency pursuant to the State Environmental Quality Review Act ("SEQRA").

According to page 2, section 10 of the EAF, the proposed action shall connect to an existing public/private water supply. Considering same, the Authority will need to review and approve detailed plans and specifications to determine and mitigate conflicts with Authority facilities prior to bidding/construction relating to the delivery of water to this Valvoline Instant Oil Change project. Second, the Authority requests submission of anticipated water usage per day, when available.

If you have any further questions, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Darlene A. Sikorski".
DARLENE A. SIKORSKI
Deputy Associate Attorney

cc: Russell J. Stoll, Chief Operating Officer
Leonard F. Kowalski, Executive Engineer
Michael J. Quinn, Sr. Distribution Engineer
Steven W. Denzler, Distribution Engineer



ST. MARY OF THE ASSUMPTION

T.C. Comm.
T.A. Reso.
M. Bailaro

St. Mary of the Assumption R.C. Church
1 St. Mary's Hill
Lancaster, NY 14086

February 7, 2022

Ronald Ruffino, Sr.
Supervisor
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

Dear Supervisor Ruffino:

For the past several years, St. Mary of the Assumption Parish has had the privilege of using the Westwood Park Indoor Pavilion for Easter Sunday Sunrise Mass. The setting is a beautiful one for the celebration of God's creation and the Resurrection of Christ.

Once again, we would like to request the use of this space from 5:45 until 8 a.m. on Easter Sunday, April 17, 2022. Mass will be celebrated at 6:30 a.m.

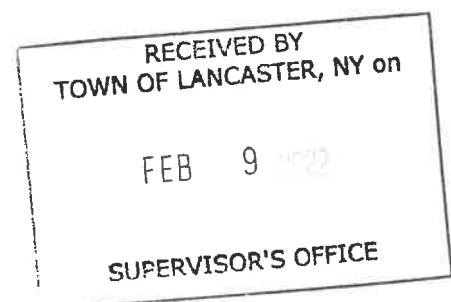
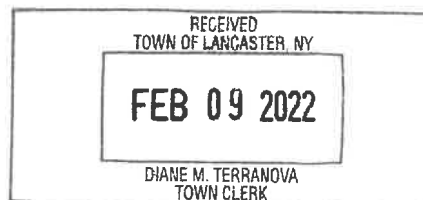
Please notify me of your decision, so that appropriate notice can be given to our parishioners.

Thank you for your support of our parish - and my sincere appreciation for the generosity, which continues to be shown to us by the Town of Lancaster.

Peace,

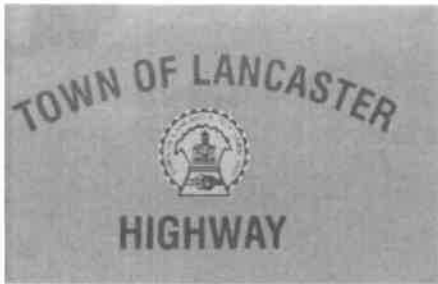
Rev. Paul W. Steller

Rev. Paul W. Steller
Pastor
Phone: 716-683-6445
Email: paul@stmarysonthehill.org



T.C. Comm.
T.A. Reso.
(P)

124



**TOWN OF LANCASTER
HIGHWAY DEPARTMENT
525 PAVEMENT ROAD
LANCASTER, NY 14086**

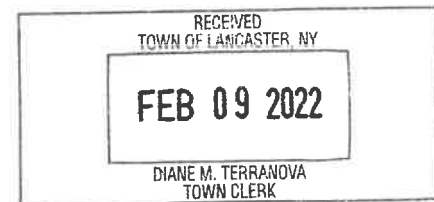
**John Pilato
Highway Superintendent
Tel (716)683-3426
Fax (716)685-0271**

COMMUNICATIONS

February 8, 2022

Honorable Town Board
21 Central Avenue
Lancaster, NY 14086

Re: Municipal Town Agreement




Dear Honorable Town Board:

I would appreciate if you would sponsor a resolution to enter into the attached Highway Shared Serviced agreement to share services with other municipalities.

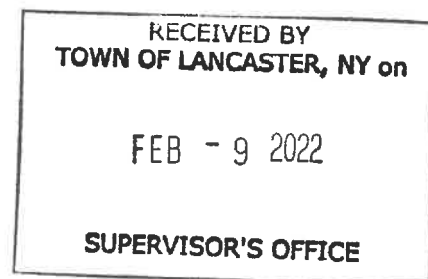
Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Respectfully yours,


John Pilato
Highway Superintendent
Town of Highway Lancaster

JP/kak
Attachment

Cc: Ron Ruffino, Town Supervisor
Adam Dickman, Council Member
Robert Leary, Council Member
Mark Burkard, Council Member
David Mazur, Council Member



LANCASTER POLICE DEPARTMENT 125



WILLIAM J. KARN, JR.
CHIEF OF POLICE



525 PAVEMENT ROAD
LANCASTER, NY 14086

T.C. Comm.
T.A. Reso.
PR



TEL: (716) 683-2800
FAX: (716) 681-2352

February 7, 2022

Supervisor Ruffino and Lancaster Town Board
21 Central Avenue
Lancaster, NY 14086

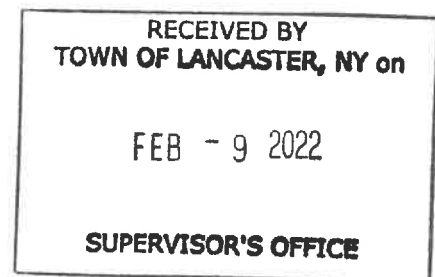
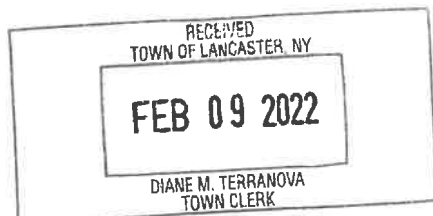
Re: Detective Lieutenant position

Dear Supervisor Ruffino and Honorable Town Board,

This letter is to advise you that I have selected Lieutenant Shaun DiMino to fill the vacant position of Detective Lieutenant in the Police Department. It is respectfully requested that the Town Board approve this appointment at the next regular Board meeting on February 14, 2022, with an effective date of February 15, 2022.

Sincerely yours,

William J. Karn Jr.
Chief of Police



Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying



Project Management
Construction Support Services
Landscape Architecture
SWPPP Services

T.C. Comm.
T.A. Reso.
RR

37 CENTRAL AVENUE, LANCASTER, NY 14086-2143

P: 716-683-5961 F: 716-683-0169

Email: wsa@wmschutt.com

MEMO

Date: February 9, 2022

WSA Project # 06168G F5

TO: Town Board

FROM: E. Schiller, PE – Town Engineer

SUBJECT: Town Hall Repairs- Masonry

As authorized as part of the March Bond Resolution, repairs are to be made to Town Hall. The work is broken into 3 components (Masonry, Site and Windows). For the Masonry work, Requests for Proposals were sent to 3 contractors, and all submitted proposals.

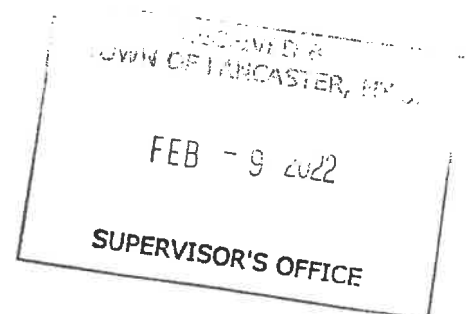
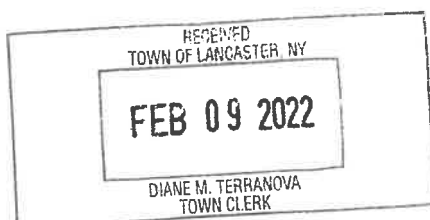
After review of the proposals, Wendel has recommended the Masonry work be awarded to Highland Masonry Restorations, Inc., 33 Ransier Dr., West Seneca, NY 14224 as the lowest responsible quote of \$14,400.00

It is requested a Resolution for Award be presented to the Town Board.

Should you have any questions, please do not hesitate to contact me.

Ed Schiller

Cc Town Attorney
Town Clerk.



22-02-09-06168G F5-TB-m-ems

Diane Terranova

From: Shannon McNichol <nicholcity@live.com>
Sent: Wednesday, February 9, 2022 4:59 PM
To: Diane Terranova
Subject: LIDA Board Inquiry
Attachments: Resume - Shannon 2022 PDF.pdf

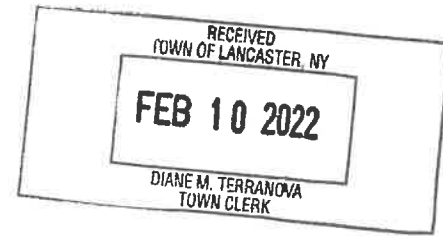
Hi Diane!

I have attached my resume for appropriate review. I am request8ing to be considered for a seat on the LIDA board.

Sincerely,
Shannon McNichol



Shannon McNichol
Lancaster NY 14086



Education

- 2020 - Present **Master of Science Daemen College**
 - Innovative Leadership
- 2018 - Insurance Broker Licensing Course
- 2010 - 120 Hour Real Estate Broker Training
- 2009 - 30 Real Estate Remedial GAP Course Training
- 2007 - 45 Hour Real Estate Sales Person Training
- Bi-Yearly Since 2007 - Buffalo Niagara Association of Realtors Code of Ethics and Fair Housing Course
- 2003 - **Bachelor of Science University at Buffalo**
 - School of Management Concentration: Marketing

Experience

- 2021 - Current **E Equity S, LLC dba Nichol City Business Brokers** Co-Founder
 - Vice - President and Marketing Coordinator
- 2017 - 2019 **Allstate – The Garnet Agency** Franchise Owner
 - Grand Opening July 1, 2018 in Lancaster, NY
- 2015 - Current **Fit WNY, INC dba SNAP Fitness** Owner and Operator
 - 2 Franchise Locations (Grand Island, and Alden, NY)
- 2010 - Current **Nichol City Realty, LLC** President and Licensed Real Estate Broker
 - Leader and Coach for over 40 Real Estate Agents at 5 locations
- 2005 - Current **Allure Property Development LLC** Founder
 - Real Estate Re-Development and Rental Property Management
- 2007 - 2010 **GenX Realty Group/Hunt ERA** Licensed Real Estate Sales Person
 - Approx. 10 - 12 transactions per year
- 1998 - 2008 **Aldi Foods** Store Manager

Associations

- Since 2022 **Board of Directors – Lancaster Area Chamber of Commerce**
- Since 2022 **Board of Directors – Lancaster High School Academy of Finance**
- Since 2020 **Board of Directors – Buffalo Niagara Assoc. of Realtors (BNAR)**
- Since 2018 **Committee Member – BNAR Grievance and Professional Standards**
- Since 2007 **Member - National Association of Realtors**
- Since 2007 **Member - Buffalo Niagara Association of Realtors**
- 2012 - 2019 **Board Member - Lancaster Historic Preservation Commission**
- 2017 - 2019 **Board of Directors – CDC (Community Development Corporation)**
 - Assist in overseeing 5 acres of land, a 17,000sq foot commercial building, and 16 tenants which was offered for re-development in Lancaster Village.

Other

- 2021 UB's Fast 46 Awardee – Nichol City Realty was one of the Top 46 Fastest Growing Entrepreneurial Alumni owned small businesses
- 7 year member of the Lancaster Village Historic Preservation Commission as Real Estate Chair (2012-2019)
- Lancaster Chamber of Commerce Member
- Certified Code of Ethics and Professional Standards Procedures Training
- Who's Who in Residential Real Estate in Business 1st
- Real Estate Investor
- Graduate of the University at Buffalo
- GRI Real Estate Designation
- Nichol City Realty is certified by the USSBA as a Woman Owned Small Business
- Mother of 3 boys

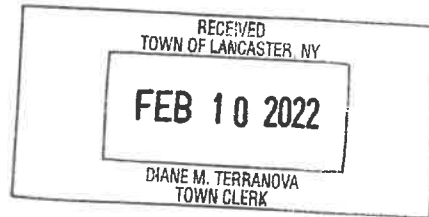
Community

- Red Day Chairperson in 2017, a day designated for giving back to the local community
- Sponsored and Coordinated a Village of Lancaster Halloween charity event
- Volunteered time (as a company) at the Lancaster Village ice rink for The Holiday Tree Lighting Festival
- Volunteered advisory services for real estate & insurance
- Proud supporter, 9 years of Toys For Tots
- Consistent community support and sponsorships within the Village of Lancaster
- Adopt-a-family sponsorship yearly
- Silver Sponsor of the annual Multiple Sclerosis Gala
- Lancaster High School Academy of Finance board
- Junior League of Buffalo Member



Department of Public Service

Three Empire State Plaza, Albany, NY 12223-1350
www.dps.ny.gov



Public Service Commission
Rory M. Christian
Chair and
Chief Executive Officer

Diane X. Burman
James S. Alesi
Tracey A. Edwards
John B. Howard
David J. Valesky
John B. Maggione
Commissioners

February 4, 2022

Dear Community Leader/Elected Official:

The Public Service Commission invites public comment regarding the Broadband Assessment Program to study the availability, affordability, and adoption of residential and commercial broadband internet access across New York State. The purpose of the study is to help determine what steps are needed to ensure that all of New York's consumers have access to the internet, as needed.

Topics for public comment include but are not limited to: broadband internet service locations that offer a speed of at least 25 megabits per second (Mbps) downstream while 1 Mbps upstream is not available; locations that provide an internet download speed of more than 25 Mbps but are less than 100 Mbps upstream; barriers to access of services such as high costs; locations where there is only one broadband internet service provider, and reasons why some consumers prefer to use wireless mobile service instead of the wired broadband service.

To ensure full public participation, the Commission will hold a series of virtual public statement hearings from February 23 to March 3, 2022, to solicit input and comments from your community. The enclosed public statement hearing announcement provides detailed information on how to participate in the public statement hearing and how to submit comments about the Broadband Assessment program. You may digitally add your comments by going to www.dps.ny.gov, click on "Search," and enter the associated matter number (21-02182) in the "Search by Case Number" field. For information about the study and survey, please go to www.empirestatebroadband.com.

I would appreciate your assistance with informing your constituents about the public statement hearings and encouraging them to provide comments. The Commission intends to facilitate and encourage active and meaningful participation throughout all its proceedings. We hope you will consider joining us.

Regards,

Bruce Alch, Director
Office of Consumer Services

Cc: Rory Lancman, Special Counsel

STATE OF NEW YORK
DEPARTMENT OF PUBLIC SERVICE

MATTER NO. 21-02182 - In the Matter of the Commission's
Broadband Study and Mapping Pursuant to
the Broadband Connectivity Act.

NOTICE OF PUBLIC STATEMENT HEARINGS
AND INVITING PUBLIC COMMENTS

(Issued January 26, 2022)

Public comment is invited concerning the availability, affordability, and adoption of residential and commercial broadband internet access services in the State of New York. Eight virtual public statement hearings will be held to obtain input from the public on these topics. Public comment, and especially the personal experience of commenters, should address topics including, but not limited to:

- Locations where broadband internet service with at least 25 Mbps (megabits per second) downstream and 1 Mbps upstream is not available, and what barriers are in place that limit its availability;
- Locations where the offered download speed(s) of internet service are greater than 25 Mbps but less than 100 Mbps downstream;
- Locations where there is only one broadband internet service provider;
- Locations where broadband internet service is too costly for some consumers or businesses, and the size of the cost barriers;
- Reasons (including but not limited to cost or lack of interest in the service) why individuals or businesses do not subscribe to broadband internet service where it is available;

- Reasons why individuals or businesses use cellular service to access the internet rather than subscribe to wired or wireless broadband alternatives.

Public comment is requested from individuals and also from internet service providers, other telecommunications companies, labor organizations, public safety organizations, healthcare, education, agricultural, and other businesses and organizations.

Each public statement hearing will be preceded by a brief informational session at which Department of Public Service Staff will outline the Department's information gathering process and the availability of a Federal program providing funding for income-eligible customers subscribing to broadband internet services.

All New York State residents, whether or not they make statements at the hearings, are strongly encouraged to participate in the Department of Public Service data gathering project by completing a broadband speed test and survey available at www.empirestatebroadband.com. This survey may be completed online at home, on cell phones, or at local libraries with internet access. New York State residents unable to take the survey online due to lack of connectivity should contact the Department's toll-free hotline at 1-855-NYBBMAP (1-855-692-2627) to request that a paper version be sent to their homes with a return envelope and pre-paid postage. The survey must be completed by **March 18, 2022**.

PLEASE TAKE NOTICE that eight public statement hearings will be held virtually before the assigned Administrative Law Judge, as follows:

1. **DATE:** Wednesday, February 23, 2022
TIME: 1:00 P.M.

Electronic Access: www.webex.com
Event Number: 2349 008 4422
Event Password: Feb23-1pm

Phone-Only Access: 518-549-0500
Access Code: 2349 008 4422

2. **DATE:** Wednesday, February 23, 2022
TIME: 6:00 P.M.

Electronic Access: www.webex.com
Event Number: 2333 922 4660
Password: Feb23-6pm

Phone-Only Access: 518-549-0500
Access Code: 2333 922 4660

3. **DATE:** Thursday, February 24, 2022
TIME: 1:00 P.M.

Electronic Access: www.webex.com
Event Number: 2344 142 4144
Event Password: Feb24-1pm

Phone-Only Access: 518-549-0500
Access Code: 2344 142 4144

4. **DATE:** Thursday, February 24, 2022
TIME: 6:00 P.M.

Electronic Access: www.webex.com
Event Number: 2336 197 6257
Password: Feb24-6pm

Phone-Only Access: 518-549-0500
Access Code: 2336 197 6257

5. **DATE:** Wednesday, March 2, 2022
 TIME: 1:00 P.M.

Electronic Access: www.webex.com
 Event Number: 2332 012 1397
 Event Password: Mar2-1pm

 Phone-Only Access: 518-549-0500
 Access Code: 2332 012 1397

6. **DATE:** Wednesday, March 2, 2022
 TIME: 6:00 P.M.

Electronic Access: www.webex.com
 Event Number: 2340 026 0650
 Password: Mar2-6pm

 Phone-Only Access: 518-549-0500
 Access Code: 2340 026 0650

7. **DATE:** Thursday, March 3, 2022
 TIME: 1:00 P.M.

Electronic Access: www.webex.com
 Event Number: 2343 517 1006
 Event Password: Mar3-1pm

 Phone-Only Access: 518-549-0500
 Access Code: 2343 517 1006

8. **DATE:** Thursday, March 3, 2022
 TIME: 6:00 P.M.

Electronic Access: www.webex.com
 Event Number: 2336 900 3567
 Password: Mar3-6pm

 Phone-Only Access: 518-549-0500
 Access Code: 2336 900 3567

Those wishing to comment on any aspect of the issues in this proceeding will have the opportunity to make a statement on the record at the virtual public statement hearings. **Any**

person wishing to provide a public statement must pre-register in advance of the hearings.

To register electronically: Participants who would like to provide a statement and will log in to a hearing electronically must **pre-register** by visiting www.webex.com **by 5:00 p.m. on the day before the hearing in question.** From the WebEx homepage, registrants should click "Join" at the top right-hand corner of the screen, enter the appropriate event number listed above, and provide all requested information.

On the appropriate date and time of the hearing, please visit www.webex.com to log in to the hearing, click "Join" at the top right-hand corner of the screen, and input the appropriate event number for the hearing. You may need to "refresh" the WebEx home page if the "Join" button does not at first appear. Participants will be asked to "select audio system." It is recommended that participants opt to have the system "call me" or "call using computer." The "call me" option will require participants to enter their phone numbers.

To register by phone: Any participant who is not able to log in to a hearing electronically may participate by phone. Call-in participants wishing to provide a statement must **pre-register** by calling **(800) 342-3330 by 5:00 p.m. on the day before the hearing in question,** where they should follow prompts to the appropriate hearing, and provide the following information: first and last name, address, and phone number.

On the appropriate date and at the time of a hearing, all call-in users should dial **(518) 549-0500** and enter the relevant access code listed above.

All participants will be muted upon entry into the hearing. The Administrative Law Judge overseeing the hearings will call on each person who has asked to make a statement. Each public statement hearing will be held open until everyone

who has registered to speak has been heard or other reasonable arrangements to submit comments into the record have been made. Time limits may be set for each speaker, as necessary. It is recommended that lengthy comments be submitted in writing and summarized for oral presentation. A verbatim transcript of the hearings will be made for inclusion in the record of this case.

To listen to the hearings: Any person who would like to listen to the hearings without making a statement may access the hearings without pre-registering. The hearings will be live-streamed on the internet and available for viewing on the Department of Public Service YouTube channel on the dates and at the times listed above. To access the YouTube channel, visit the Department's website, www.dps.ny.gov, and click on the YouTube icon at the bottom of the homepage. In addition, any person without internet access may listen to the hearings by phone by calling **(518) 549-0500** and entering the applicable access code listed above.

Persons with disabilities requiring special accommodations should call the Department of Public Service's Human Resources Management Office at (518) 474-2520 as soon as possible. TDD users may request a sign language interpreter by placing a call through the New York Relay Service at 711. Individuals with difficulty understanding or reading English are encouraged to call the Department of Public Service at (800) 342-3377 for free language assistance services regarding this notice.

Other Ways to Comment

Those who prefer not to present comments at a public statement hearing may provide comments in several other ways.

Internet or Mail: Go to www.dps.ny.gov, click on "Search," enter "21-02182" in the "Search by Case Number" field, then click on "Post Comments" at the top right of the page; or

send comments by email to the Secretary to the Public Service Commission at secretary@dps.ny.gov.

Alternatively, comments may be mailed to the Hon. Michelle L. Phillips, Secretary, New York State Public Service Commission, Three Empire State Plaza, Albany, New York 12223-1350.¹

Toll-Free Opinion Line: You may call the Public Service Commission's Opinion Line at (800) 335-2120. This number is set up to take comments about pending cases from in-state callers, 24-hours a day. These comments are not transcribed verbatim, but a summary is provided to the Commission.

All submitted comments should refer to "Matter No. 21-02182." All written comments will become part of the record considered by the Commission and may be accessed on the Department of Public Service website by searching the matter number, as described above, and clicking on the "Public Comments" tab. **Although comments will be accepted throughout the pendency of this proceeding, public comments are requested by no later than March 18, 2022, in order to ensure timely consideration by the Commission.**

(SIGNED)

MICHELLE L. PHILLIPS
Secretary

¹ Electronic filing is strongly encouraged.



Town of Lancaster

BUILDING DEPARTMENT

21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086

716-684-4171

FAX 685-5317

Planning Board Members

Neil Connelly, Chairman

Rebecca Anderson

John Copas

Anthony Gorski

Joseph Keefe

Stanley Jay Keysa III

Lawrence Korzeniewski

Town Board Members:

Ronald Ruffino, Sr., Supervisor

Mark Burkhard

Adam Dickman

Robert Leary

David Mazur

Engineering Consultant:

Ed Schiller, Wm. Schutt & Associates

Town Attorney:

Thomas Fowler Jr.

Town Highway Superintendent:

John Pilato

Building & Zoning Inspector:

Matt Fischione

Gentlemen/Ladies:

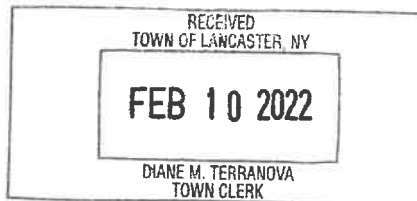
Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held January 19, 2022. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:bc

Encl.



A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall 21 Central Avenue, Lancaster, NY on February 2, 2022 at 7:00 p.m. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
John Copas, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member

EXCUSED: Stanley Jay Keysa III, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Dave Mazur

Other Elected Officials: None

Town Staff: Emily Orland, Deputy Town Attorney
Ed Schiller, Wm. Schutt & Assoc.
Matt Fischione, Code Enforcement Officer
Beth Cook, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 pm.

Pledge of Allegiance led by Chair Connelly.

Roll call of Planning Board Members

Chairman Connelly – Present

Rebecca Anderson – Present

John Copas – Present

Anthony Gorski – Present

Stanley Jay Keysa III – Excused

Lawrence Korzeniewski – Present

Joseph Keefe – Present

Minutes – A motion was made by Rebecca Anderson to approve the minutes from the February 2, 2022 Planning Board Meeting with one change. The wording from the Shop and Storage project was changed to reflect gas wells. Motion seconded by Anthony Gorski and unanimously carried.

TOWN OF LANCASTER PLANNING BOARD
COMMUNICATIONS LIST – FEBRUARY 2, 2022

- 2.01.01 SEQR responses dated 1/27/22 from the NYS DOT regarding Valvoline Oil Change.
- 2.02.02 Copy of resolution adopted by the Town Board on 1/18/11 appointing Beth Cook to Planning Board Secretary.
- 2.02.03 Copy of resolution adopted by the Town Board on 1/18/22 approving the site plan for 6432 Genesee St. (Buffalo tournament Club) with one condition.
- 2.02.04 Letter dated 1/19/22 from Ed Schiller, Town Engineer, with comments regarding Valvoline Oil, 4839 Transit Rd.
- 2.02.05 Letter dated 1/19/22 from Ed Schiller, Town Engineer, with comments regarding Cross Creek Phase 9.
- 2.02.06 Letter dated 1/20/22 from Jeff Palumbo, representing 4781 Transit Rd., asking the Town Board to place this item on their agenda for a vote on the rezone.
- 2.02.07 Letter via email dated 1/21/22 from the Town of Lancaster Planning Board to Nicholas Cultrara, Town Planner, Cheektowaga. This letter includes comments regarding the proposed mixed-use project at 6386 Transit Rd. across from the Hillview School.
- 2.02.08 SEQR response dated 1/31/22 from the NYS DEC regarding Cross Creek Phase 9.
- 2.02.09 Letter dated 1/25/22 from Alan J. Kauf, representing the owner of strip plaza adjacent to 4781 Transit Rd. voicing “significant objections” in the proposed redevelopment Of that property.
- 2.02.10 Amendment to the code regarding the Municipal Home Rule Law was distributed

ITEMS DISCUSSED

Chairman Connelly sent a response letter to Nicholas Cultrara, Town of Cheektowaga Planner and the Developer with comments regarding the proposed mixed-use project at 6386 Transit Rd. across from the Hillview Elementary School.

Chairman Connelly does not want to see a change to the Town code at this time regarding Concept Plans. Currently there are no provisions in the code. A determination could be made down the road.

Theo's Place approval has lapsed. Matt Fischione, CEO stated the applicants made a request in November 2021 for an application for an extension of the approval. There are 5 parcels which need to be combined. Storm water has been done on 1 parcel. The Town Board can recommend an extension.

Member Anderson is has been working on the Environmental Resource Protection Overlay District's (ERPOD) mapping. These include Woodland Protection, Wetlands, Steep Slope and Forested Areas. This map has now been given to Ed Schiller, Town Engineer to make copies and send to the members. This map could then be adopted.

Residents of Michael Anthony have requested a traffic signal which would require a traffic study. The DOT does not feel there is enough volume to warrant a signal. Letters were sent to all the property owners. Interconnectivity of a few parcels would be helpful but this could not be forced on the property owners unless they submitted a site plan for a change to their property. The DOT stated if all the traffic was directed to Michael Anthony this would change things and a signal could be looked at. You would need to cross easements. A concept would be to shut off the drive entrances on Transit Rd. There was also talk of adjusting entrances for Kohl's as well but with Valvoline going in this would affect a Right in Right out idea. These entrances would have to align with the zoning requirements. Ed Schiller has been speaking with Mike Roche from DOT on this matter.

4781 Transit Road Rezone still needs Site Plan approval. The Town Board would like the Planning Board to rule on the Site Plan and Rezone before it goes to the Town Board. Member Gorski stated he thought the driveway was going to be closed. This should be a benefit to the town and if it's not why approve the rezone. The height of the building blocks the visibility of the plaza and there are issues with the plan even though the design standards meet the code. A suggestion was to have the engineer do a mock drawing to show the view of the building. The rezone could be denied. In the past a rezone has been approved but not the Site Plan. The Town Board doesn't want their hands tied with a rezone unless the Site Plan is approved as well.

A Dollar Store will be constructed next to Door Side Deli west of Bowen Rd. The documents and plans are a boiler plate of finished product. They will need area variances.

Peppermint Road easement needs to be looked at the Town Attorney.

Windsor Ridge has a new plan. Can they present a new plan since the old one received a Positive Declaration. Is it legal since the change is not for a new project?

The Planning Board met with the Clarence Planning Department about purchasing of development rights. Chairman Connelly has not heard anything back.

There is a forestry grant available. This would be a good way to purchase the Balducci land adjacent to Westwood Park. Chairman Connelly has reached out to the grant writer. This would be a great program to slow the growth of development until infrastructure catches up. Councilman Mazur stated either a forestry or recreation grant would help.

There has been no feedback from Stutzman Road, Seibert Road, or Brunck Road

Belmont Housing/Alliance Homes is still active, they are looking at traffic. They would need a PUD application filed.

Chairman Connelly spoke with Supervisor Ruffino regarding a Town Planner. It's time to think of developing a Planning Department. This could start out as a part time position and work towards becoming a full time position. A Planning Consultant could be used and the code states it is used at the Developer's expense.

NYTowns.Org still has virtual training if anyone still requires hours.

Division Street, Bradley, and Redlein require proper termination. Matt Fischione, CEO stated it's already outlined in the Subdivision Regulations. Highway needs signage, or blockades to meet our standards. T-turn arounds, dead ends no parking posted. Matt Fischione, CEO would like the code cleaned up. It's very vague. It could use some fine tuning.

The car wash project at Walden and Central needs 7 variances. This was tabled by the Zoning Board.

Matt Fischione, CEO has a spread sheet of current projects and where they are at in their progress.

William Street construction by the DOT will not begin until 2023. T-turns and the town taking ownership of the sidewalks was discussed.

There were 2 letter map changes for Flood Plain: Juniper Townhouses and Compensatory Storage clause.

Zoning code needs some minor changes. Some wording from old code needs some tweeking. Off Street Parking, Shopping Center District needs to be removed. A public hearing would be needed to make Zoning changes. The Planning Board would have a look before anything would be finalized.

Member Copas has expressed interest in serving on the implementation committee.

There will be a Public Hearing for 338 Harris Hill Rezone on March 7th, 2022.

At 8:00 p.m. a motion was made by Chairman Connelly to close the meeting in memory of John Pasquariello and seconded by Larry Korzeniewski to adjourn the meeting. Motion carried.

LANCASTER POLICE DEPARTMENT



WILLIAM J. KARN, JR.
CHIEF OF POLICE



525 PAVEMENT ROAD
LANCASTER, NY 14086



TEL: (716) 683-2800
FAX: (716) 681-2352

MEMORANDUM

TO: Diane Terranova, Town Clerk

FROM: Chief William J. Karn, Jr.

DATE: February 10, 2022

SUBJECT: Articles/Communications



Please place the attached documents on communications.

If there are any questions, please feel free to contact me.

Enclosures

Lancaster, N.Y. Police Department

CONGRATULATIONS!

We would like to congratulate the Gump family from Town Line Road on the birth of their baby daughter, Lucille! Yesterday, our dispatch center received a call from the father after his wife went into labor at their home and was about to give birth.

Public Safety Dispatcher (PSD) Jennifer Balk was able to get Lancaster Volunteer Ambulance Corps and Town Line Volunteer Fire Department responding to assist, while PSD Tammie Schaefer was able to calmly instruct the husband on what steps to take to help safely deliver the baby. At 12:25 p.m., baby Lucille was born as our newest Lancaster resident!

Firefighter and paramedics arrived on scene a few minutes later and mom and baby were transported to the hospital.

We spoke to mom today, and both she and the baby are doing fine.

Great job, PSDs Balk and Schaefer and ~~congratulations~~ again to the Gump family!

